

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 9, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Andre Maue, David Schmitz, Robert Smith, Chris Woodard, Robert Horkay, and Tom Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 17, 2016, Meeting Minutes

Motion: Approve the October 17, 2016, minutes.

Motion: Schmitz; Second: Maue; Vote: Approved 8-0

Approval of 2017 Schedule of Meetings and Filing Dates

Motion: Approve.

Motion: T. Smith; Second: Horkay; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Pohlman announced the location for the November 21, 2016, Plan Commission meeting will be at the Westfield Intermediate School, and that the meeting has been noticed accordingly.

ITEMS OF BUSINESS

Case No. 1609-PUD-16

Description: Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street/166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres ± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Pohlman stated the application was amended to include additional real estate since the public hearing, and as a result, an additional public hearing will be required which has been noticed for the November 21, 2016, Plan Commission meeting.

Pohlman presented the procedural overview of the proposed ordinance and that the purpose of this item on the agenda is for the petitioner to present their revisions and additional information since the public hearing in advance of the November 21, 2016, public hearing to allow the Plan Commission and interested parties an opportunity to review the revisions prior to the public hearing.

David Compton, Pulte Homes, petitioner, presented a PowerPoint update on the project and outlined the revisions since the public hearing.

Mike Rohn, Freeman Companies, presented details and information regarding the multi-family area and market values.

Joseph Scimia, Ice Miller LLP, further presented how the proposed densities transition and are less than similarly approved golf course developments in Westfield, and how the revisions further addressed the Comprehensive Plan.

Dr. Matthew Will, Director of External Relations and Associate Professor of Finance at the University of Indianapolis School of Business, presented his independent analysis and review of the petitioner's submitted financial impact analysis.

Plan Commission members discussed matters including assessed home value; side load garages along 151st Street across from the recently approved Liberty Ridge subdivision; clarification regarding Harmony perimeter architectural treatment; home price points; revisions to the layout; multi-family area architecture; Comprehensive Plan review by the Department; inclusion of character exhibits in the proposed ordinance; and maintaining the area's unique countryside environment.

The Plan Commission specifically requested the Department and petitioner ensure that the exhibits and information presented were included in the proposed ordinance.

No additional action required. Public hearing scheduled for November 21, 2016.

PUBLIC HEARINGS

Case No. 1611-DDP-33

Description: Westfield Business Centre Amendment (Landscaping)
17001 Oak Ridge Road

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of an amendment to the previously approved Detailed Development Plan for a 132,936 sq. ft.± building on 8.5± acres in the OI: Open Industrial District.

Rubadue presented an overview of the proposed landscape plan, as outlined in the Department report, and summarized the Board of Zoning Appeal's approval to modify the condition of approval related to the perimeter mound.

Public Hearing opened at 8:19 p.m.

No public comment.

Public Hearing closed at 8:20 p.m.

T. Smith asked about the success of relocating the existing trees.

Carter Jackson responded they've committed to replace any trees that may not survive being relocated.

Motion: Approve 1611-DDP-33.

Motion: Schmitz; Second: R. Smith; Vote: 8-0.

Case No. 1611-PUD-21

Description: **Jonathan Byrd's Fieldhouse;**

Planned Unit Development (PUD) District Amendment (Signage)

200 East 186th Street

Grand Park Fieldhouse, LLC requests approval of an amendment to the sign standards of the Grand Park Fieldhouse Planned Unit Development (PUD) District located on 8.1 acres±.

Pleasant presented an overview of the amendment ordinance regarding signage, as outlined in the Department report.

Public Hearing opened at 8:23 p.m.

No Public Comment

Public Hearing closed at 8:24 p.m.

Motion: Forward 1611-PUD-21 to the Council with a favorable recommendation.

Motion: R. Smith; Second: T. Smith; Vote: 8-0

Case No. 1611-PUD-22

Description: **Scofield Farms Planned Unit Development (PUD) District**

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests a change of zoning of 143 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow a single-family residential development.

Case No. 1611-ODP-11 & 1611-SPP-11

Description: Scofield Farms Subdivision

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat, and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

Howard presented an overview of the proposed ordinance and corresponding plat and development plan, as outlined in the Department reports, noted the two items would be presented together and receive a combined public hearing.

Rick Lawrence, Nelson and Frankenberger, on behalf of the petitioner, presented an overview of the proposed development.

Public Hearing opened at 8:30 p.m.

Brian Johnson, 3801 East 191st Street; Stated a need for increased buffering and a concern about the quality of the proposed homes and drainage.

Susan Carney, 4651 East 191st Street; Requested that the eastern entrance on 191st Street be moved to Moontown Road and expressed a concern about traffic.

Linda Nass, 1122 East 161st Street; on behalf of the 161st Street Neighbors; Stated comments regarding a need to address buffering and transitions to preserve the rural atmosphere, a desire for more emphasis on the Comprehensive Plan and that this development wasn't contiguous with existing development. She submitted her comments in writing.

Rod Reason, 3801 East 196th Street; Expressed a concern about the lack of contact from M/I Homes to work with neighbors and address concerns. He stated a concern about the negative impact this development will have on existing homes' property values.

Public Hearing closed at 8:42 p.m.

Jon Dobosiewicz, Nelson and Frankenberger, briefly responded explaining the public hearing process and neighbors' meeting discussions.

Plan Commission members inquired and discussed the proposed square footages, price points, potential impact on school district, entrance location, architectural features and requested rear and side elevation examples.

Jonathon Isaacs, M/I Homes, responded to questions about the price points and proposed homes.

No additional action required at this time.

CONTINUED ITEMS

Case No. 1610-PUD-20 [CONTINUED]

Description: The Depot at Springmill Station Planned Unit Development (PUD) District

Southwest Corner of 161st Street & Spring Mill Road

Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres \pm from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

Case No. 1610-DDP-30 [CONTINUED]

Description: Rainbow Child Development Day Care

Lot 2 Spring Mill Station Subdivision

Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. \pm building on 2.0 acres \pm on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Case No. 1610-PUD-19 [CONTINUED]

Description: Aurora Planned Unit Development (PUD) District Amendment

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres \pm .

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge Subdivision

South side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres \pm in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails Subdivision

East of Oak Ridge Road, South of SR32

EdgeRock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres \pm in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Pohlman announced the location for the November 21, 2016, Plan Commission meeting will be at the Westfield Intermediate School, and that the meeting has been noticed accordingly.

Motion: Adjourn meeting.

Motion: Hoover; Woodard seconded. Vote: 8-0.

The meeting adjourned at 9:09 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary